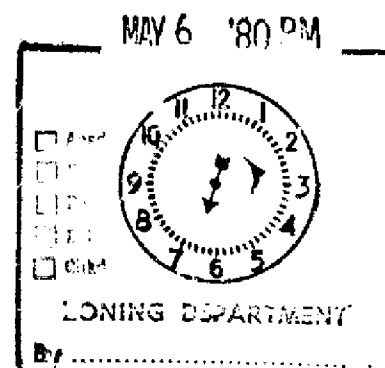


CARL A. DURKEE  
WILLIAM A. HAHN, JR.  
CLARENCE M. THOMAS, P.A.

DURKEE, THOMAS & HAHN  
ATTORNEYS AT LAW  
PIKESVILLE PROFESSIONAL BUILDING  
7 CHURCH LANE  
BALTIMORE, MARYLAND 21208  
391 484-0900

HILLARD P. ALBERT  
1932-1973

May 5, 1980



Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
Baltimore County Office of  
Planning and Zoning  
Towson, Maryland 21204

Re: Special Exception for  
Offices No. 80-176-XA  
(Item No. 28)  
SE/S Church Lane, 265' SW  
of Reisterstown Road  
3rd Election District

Dear Mrs. Jung:

Paragraph 3 of your Order dated March 19, 1980, requires, "Submission of a long term agreement with the owners of 7 Church Lane for vehicular circulation and exit onto Church Lane to be made a part of this file."

The Pikesville Professional Building has a twenty (20) year lease for a small parking area between No. 7 and No. 3. Five years remain on that lease. The Landlord, who is elderly, has agreed to extend the lease when it expires, but will not do so now. I have attached a copy of that lease.

The Pikesville Professional Building agrees to permit the circulation and exit for the remainder of the lease.

We will extend it for a reasonable time (at least five (5) additional years) if we do obtain a new lease from the owner of the parking area, and if there is no significant change in the zoning and the use of No. 3.)

I understand, from our conversation this week, that this letter will suffice as compliance with paragraph 3 of your order and its requirements.

Mrs. Jean M. H. Jung

page two

If not, please let me know what additional material you will need.

Very truly yours,

Carl A. Durkee/HAN

CARL A. DURKEE

CAD/kah

encls. Copy of lease agreement

THIS LEASE, made this 10th day of July, 1965, by and between CATHERINE J. SALTER, widow (life-tenant), and KATHLEEN B. SALTER, Unmarried (remainderman), hereinafter called "LANDLORDS", of the first part, and PIKESVILLE PROFESSIONAL BUILDING, INC., a body corporate of the State of Maryland, hereinafter called "TENANT".

WITNESSETH: That in consideration of the payment of the rent hereby reserved, the said Landlords hereby demise and lease unto the said Tenant all that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland, and being described as follows:

BEING the rear or Southernmost 68 feet 6 inches of Lot No. 12, as shown on the plan or subdivision of the "Lands of Daniel U. Dwyer", in the village of Pikesville, recorded in Plat Book J.U.S. No. 2, Folio 94, etc., of the Land Records of Baltimore County. Said lot having an even width of 40 feet, as shown on the aforesaid plat, together with the right to the use in common with others of a 17 foot alley along the rear or Southernmost boundary of the parcel of land hereby leased.

BEING part of the lot of ground which by Deed dated April 1st, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1736, Folio 487, was granted and conveyed by Richard U. McCueker, Unmarried, unto James C. Salter and Catherine J. Salter, his wife, for and during the term of their natural lives, and the survivor of them, with full power to in any manner dispose of said life estate and remainder, and from and immediately thereafter the death of the survivor to Kathleen B. Salter, her heirs and assigns, in fee simple; the said James C. Salter having since departed this life, and the said Catherine J. Salter, widow, being the surviving life tenant;

for a term of twenty (20) years, beginning on the 15th day of July, 1965, and ending on the 14th day of July, 1985, at the yearly rental of Two Hundred (\$200.00) Dollars, payable in equal semi-annual installments of One Hundred (\$100.00) Dollars, in advance, on the 15th days of January and July, of each and every year during said term.

AND THE TENANT HEREBY COVENANTS AND AGREES WITH THE LANDLORDS AS FOLLOWS:

1. That the Tenant will pay the rent as aforesaid when due; and keep the premises demised hereunder in good order and surrender the peaceful and quiet possession of the same at the end of the said term (or any renewal term thereof) in as good condition as when received (the natural wear and decay of the property and unavoidable accidents excepted); and, further, that they will not do, suffer, or permit anything to be done in or about the premises which will contravene the policy of insurance against loss by fire, nor make it difficult to obtain insurance through reliable companies.

2. That the Tenant shall, at all times, during the operation of this Lease, or any renewal thereof, adhere to and comply with all laws, ordinances and regulations of the Federal, State, and Municipal Governments, and all public authorities, and the Tenant will not, at any time, use nor permit the use of the premises hereby demised or any part thereof, in violation of any of the laws or ordinances of the United States, the State of Maryland, or Baltimore County.

3. That the Tenant shall insure and keep insured the Landlords against any and all claims, suits, demands and actions to the extent of \$100,000.00/\$300,000.00 coverage for personal injuries and \$10,000.00 for property damages, which public liability insurance is to be obtained immediately by the Tenant at its own expense and a proper certificate thereof is to be delivered to the Landlords as soon as is reasonably possible.

4. That the Tenant shall pay all taxes assessed against said property pertaining to their use and occupancy.

AND THE LANDLORDS HEREBY COVENANT AND AGREE WITH THE TENANT AS FOLLOWS:

1. That the Landlords hereby warrant that they are the sole owners of the demised premises in fee simple, that there are no claims, liens or encumbrances against the aforesaid premises which will interfere with the Tenant's continuous peaceful and quiet possession of the same.

-2-

session of the same; and that they will save harmless the Tenant from any interference with its tenancy during the term hereof or any renewal term hereunder.

AND IT IS FURTHER AGREED BETWEEN THE LANDLORDS AND TENANT AS FOLLOWS:

1. That if the rent shall be thirty (30) days in arrears, the Landlords shall have the right to distrain for the same and to re-enter and take possession; and if the Tenant shall violate any of the within covenants and/or agreements on their part herein made, and shall fail to rectify the violation within five (5) days, after receipt of written notice, by registered mail, advising them of such violation, the Landlords shall have the right, without further notice, to re-enter and take possession (the right to re-enter or the exercise thereof shall not in any manner deprive the said Landlords of any right, remedy or relief they would be entitled to if such right of re-entry were not given or exercised, nor shall the exercise of said re-entry release the Tenant of any liability to the Landlords under the provisions of this lease).

2. That in the event of any sale of the Tenant's property under execution or other legal proceedings, or in the event a receiver or trustee shall be appointed for the Tenant, or if the Tenant shall be adjudicated as bankrupt, or make an assignment for the benefit of his creditors, then the Landlords, at their option, may cancel and annul this Lease and shall be entitled to re-possess the premises by force or otherwise and hold the same as if this Lease had never been made.

3. That the Tenant shall, at all times during the original term of this Lease (or any renewal thereof) be liable to the Landlords if default shall at any time be made by the Tenant in the payment of rent or in the performance of the covenants in the within Lease, and the liability of the Tenant shall in no way be affected or diminished by reason of any extension of time or forbearance given to the Tenant for the performance of the obligations of the Lease.

4. That the terms, covenants and conditions of this

-3-

Lease shall bind the parties hereto, and shall bind and inure to the heirs, personal representatives and assigns of the parties respectively.

5. The property hereby demised is leased exclusively for business commercial and mercantile purposes within the meaning of Section 108, Article 21, of the Annotated Code of Public General Laws of Maryland.

IN TESTIMONY WHEREOF, the parties hereto have hereunto subscribed their names and affixed their seals all as of the day and year first above written.

TEST:

Catherine J. Salter (SEAL)  
KATHLEEN B. SALTER, Unmarried  
LANDLORDS

PIKESVILLE PROFESSIONAL BUILDING, INC.  
WILLIAM D. WELLS - PRESIDENT (SEAL)  
TENANT

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this day of July, 1965, before me, the subscriber, a Notary Public, of the State of Maryland, in and for Baltimore County aforesaid, personally appeared CATHERINE J. SALTER, widow, and KATHLEEN B. SALTER, Unmarried, the within named parties of the first part, and severally acknowledged the foregoing

-4-

Lease to be their respective act.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this day of July, 1965, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared WILLIAM D. WELLS, the President of Pikesville Professional Building, Inc., the within named party of the second part, and he acknowledged the foregoing Lease to be its corporate act.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

-5-



# 80-176-4A 28 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Sidney S. Sherr, H. Wendall Gardner and Carl Durkee  
I, or we, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.22 (VB2)

To permit sideyard setbacks of 18' and 21' in lieu of the required 25'

and to permit a front yard setback of 20' in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This property is nearly useless unless we can obtain a special exception for offices and to do this, we need the setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE March 19, 1980  
ORDER RECEIVED FOR FILING

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

H. Wendall Gardner, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Legal Owners

Sidney S. Sherr, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of March, 1980, at 9:45 o'clock A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

3/6/80  
9:45 A.M.

# 80-176-4A 28 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sidney S. Sherr, H. Wendall Gardner and Carl Durkee legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, he by petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from DR-16 to DR-16 and for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE March 19, 1980  
ORDER RECEIVED FOR FILING

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

H. Wendall Gardner, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Legal Owners

Sidney S. Sherr, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of March, 1980, at 9:45 o'clock A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

3/6/80  
9:45 A.M.

# IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Carl A. Durkee legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances on 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION IN A DR-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR offices

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.4 AC. C'D REF. E. H. L. & J. 5863-707

GRADING 70 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE  
Existing GROUND FLOOR 35' x 30' AREA 1,050 S.F. Prop. 2nd Floor Area = 810 S.F.  
Proposed Addition Ground Floor 16' x 24' Prop. Area 384 S.F. Total Floor Area = 2,628 S.F.  
NUMBER OF FLOORS 2 TOTAL HEIGHT 20' ±  
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.25

EX. BUILDING USE

GROUND FLOOR Residential (Apts) OTHER FLOORS Residential (Apts)

Proposed Use Offices 2 Stories

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 5 OTHER FLOORS 4 TOTAL 9

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 5,000 S.F. ±  
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 560)

UTILITIES

W. TR. ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL 4/10/80

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Carl A. Durkee APPLICANT, LESSEE OR CONTRACT PURCHASER  
ADDRESS 7 Church Lane  
Pikesville, MD. 21208  
484-0300

Carl A. Durkee Esq. LEGAL OWNER  
ADDRESS 7 Church Lane  
Pikesville, MD. 21208  
484-0300

THE PLANNING BOARD HAS DETERMINED ON 4/10/80 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE, 1968.

DATE 4/10/80 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-12-77

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES  
SE/S of Church Lane, 2651  
SW of Reisterstown Rd., 3rd District : OF BALTIMORE COUNTY

SIDNEY S. SHERR, et al, Petitioners : Case No. 80-176-XA

11111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III  
Peter Max Zimmerman, III John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing Order was mailed to Carl A. Durkee, Esquire, 7 Church Lane, Baltimore, Maryland 21208, Attorney for Petitioners.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Carl A. Durkee, Esquire  
7 Church Lane  
Baltimore, Maryland 21208

cc: George William Stephens, Jr.  
303 Allegheny Ave.  
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th day of January, 1980.

Petitioner Sidney S. Sherr, et al

Petitioner's Attorney

William E. Hammond  
Zoning Commissioner

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

cc: George Wm. Stephens, Jr. & Assoc.  
303 Allegheny Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

William E. Hammond  
Zoning Commissioner

Owner(s) Name: Sidney S. Sherr, et al

Reviewed by: Nicholas B. Commodari

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

December 27, 1979

Chairman  
Nicholas B. Commodari

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

RE: Item No. 28  
Petitioner - Sidney S. Sherr, et al  
Special Exception and Variance  
Petition

Dear Mr. Durkee:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, zoned Density, Residential (D. R. 16) and improved with a single family dwelling, proposed to be converted to offices, is located on the south side of Church Lane, west of Reisterstown Road, in the 3rd Election District. Surrounding properties to the north, south, and east are zoned commercial and improved with commercial uses, while properties to the west are improved with a dwelling and office building. This area has been the subject of similar requests for office buildings in the past. The most recent was Case No. 80-29-X for the property known as #10 Church Lane.

As indicated in our previous telephone conversations, final approval of the site plan will be based on overall traffic circulation between this property and #7 Church Lane. In addition, revised plans reflecting the proposed right-of-way of said road and the resultant setback of the enclosed porch from this right-of-way must be submitted, and the Variance forms altered accordingly.

Item No. 28 - Sidney S. Sherr, et al  
Page Two  
December 27, 1979

Particular attention should be afforded to the comments from the Department of Permits and Licenses and, you may contact Mr. Ted Burnham at 494-3987 for further explanation.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

cc: George William Stephens, Jr.  
and Associates, Inc.  
303 Allegheny Avenue  
Towson, Maryland 21204

JUL 22 1980



ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1980, that the herein Petition for the Variance(s) to permit side yard setbacks of 18 feet and 21 feet in lieu of the required 25 feet and a front yard setback of 20 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the Special Exception Order.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for offices should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of March, 1980, that the herein Petition for Special Exception for offices, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised January 3, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Exterior improvements and any additions to the existing improvement shall be compatible with the residential character of the building.
2. The roof line of the proposed two-story addition shall not exceed in height the existing roof line of the existing improvement and shall be compatible therewith.
3. Submission of a long-term agreement with the owners of 7 Church Lane for vehicular circulation and exit onto Church Lane to be made a part of this file.
4. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.
5. That said Special Exception be utilized within 5 years or become null and void.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

THORNTON M. MOURING  
DIRECTOR

October 25, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #28 (1979-1980)  
Property Owner: Sidney S. Sherr, et al  
S/ES Church Lane 265' S/W Reisterstown Rd.  
Existing Zoning: DR 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26X, 78-78X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.  
Acres: 0.392 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Projects IDCA 78-26X and IDCA 78-78X.

Highways:

Church Lane, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #28 (1979-1980)  
Property Owner: Sidney S. Sherr, et al  
Page 2  
October 25, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Church Lane, which serve the present residence on this property.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981.

Very truly yours,

*Ellsworth N. Diver, P.E.*  
Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:SS

CC: J. Trenner, J. Somers

P-SE Key Sheet  
29 NW 21 Pos. Sheet  
NW 8 P Topo  
78 Tax Map



October 10, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #28, Zoning Advisory Committee Meeting, August 21, 1979, are as follows:

Property Owner: Sidney S. Sherr, et al  
Location: SE/S Church La. 265' SW Reisterstown Road  
Existing Zoning: D.R.16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.  
Acres: 0.392  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

September 24, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 28 - ZAC - Meeting of August 21, 1979  
Property Owner: Sidney S. Sherr, et al  
Location: SE/S Church La. 265' SW Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.

Acres: 0.392  
District: 3rd

Dear Mr. Hammond:

The existing D.R. 16 zoning can be existed to generate approximately 50 trips per day and the proposed offices can be expected to generate 200 trips per day.

Church Lane was not designed for offices and the continued development of offices along it can be expected to cause problems.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineering Associate II

MSF/mjm



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #28, Zoning Advisory Committee meeting of August 21, 1979, are as follows:

Property Owner: Sidney S. Sherr, et al  
Location: SE/S Church La. 265' SW Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.  
Acres: 0.392  
District: 3rd

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JEP/rth



Paul H. Reincke  
CHIEF

August 28, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Sidney S. Sherr, et al

Location: SE/S Church La. 265' SW Reisterstown Rd.

Item No. 28 Zoning Agenda: Meeting of 8/21/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hagan* Noted and approved: \_\_\_\_\_  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

JUL 22 1980

baltimore county  
department of permits and licenses  
TOWSON, MARYLAND 21204  
3011 494-3610  
Ted Zaleski, Jr.  
DIRECTOR

September 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 28 Zoning Advisory Committee Meeting, August 21, 1979 are as follows:

Property Owner: Sidney S. Sherr, et al  
Location: SES Church Lane - 265' SW Reisterstown Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.

Acres: 0.392  
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin. Change of occupancy and other miscellaneous

X C. Additional Permits shall be required.

X D. Building shall be upgraded to new use and Handicapped Code - Section 105.2 including exits

X E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 17, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: August 21, 1979

RE: Item No: 28, 42, 43, 44, 45, 46, 47, 48  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,  
W. Nick Petrovich,  
Field Representative

WNP/dp

JOSEPH N. MCGOWAN, PRESIDENT  
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. BOTSARIU

THOMAS H. BOYER  
MRS. LORRAINE F. CHURCH  
ROGER B. HAYDEN

ALVIN LORECK  
MRS. HILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.H.

ROBERT Y. DUDEL, SUPERINTENDENT

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

March 19, 1980

Mr. Carl A. Durkee  
7 Church Lane  
Pikesville, Maryland 21208

RE: Petition for Special Exception and Variances  
SE/S Church Lane, 265' SW of Reisterstown Rd. - 3rd Election District  
Sidney S. Sherr, et al - Petitioners  
No. 80-176-XA (Item No. 28)

Dear Mr. Durkee:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

June 7, 1979

Description to Accompany Zoning Petition For Special Exception for Offices in an Existing DR-16 Zone with variance request to sideyards  
#3 Church Lane

Beginning for the same at a point on the southerly side of Church Lane, said point being southwesterly and distant 265 feet more or less along said southerly side from the center line of Reisterstown Road, running thence leaving said road the three following courses viz: (1) South 33° 10' 10" East 210.0 feet, (2) South 56° 49' 50" West 78.56 feet and (3) North 33° 10' 10" West 225.1 feet to the southerly side of said Church Lane thence binding thereon (4) North 67° 43' 30" East 80.00 feet to the place of beginning.

Containing 0.392 acres of land more or less.

Being known and designated as lot numbers 10 and 11 as shown on a plat entitled "Lands of D.W. Dwyer" recorded among the Plat Records of Baltimore County, Maryland in Plat Book J.W.S. 2 folio 94.

This description is prepared for zoning purposes only.

Re: 80-176-XA  
SIDY 4/26  
74-244

San No. 28

PIKESVILLE  
COMMUNITY  
GROWTH  
CORP.

November 14, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Room 106, County Office Building  
Towson, Maryland 21204

Re: Sidney S. Scherr, et al  
3 Church Lane

Dear Mr. Hammond:

The Pikesville Community Growth Corporation has reviewed the above special exception petition to convert a dwelling at 3 Church Lane to an office, to build an addition on the rear of the structure, and to vary the side yard requirements.

The Pikesville Revitalization Growth Plan, adopted by the Planning Board on May 17, 1979, recommends that this area be developed for retail commercial and office use, and that the area be rezoned from D.R. 16 to B.L. to accommodate and encourage this redevelopment.

The Pikesville Community Growth Corporation is in favor of this proposal, and we hope you will rule in favor of the petitioner.

Sincerely,  
Eugene N. Gogel,  
President

ENG:dme

cc: James G. Hoswell, Community Planning Division, Office of Planning and Zoning  
Sidney S. Scherr, 3 Church Lane, Pikesville, Maryland 21208

1413 Reisterstown Road • Pikesville, Maryland 21208 • (301) 484-3640 2/3/0

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning

FROM: Petition No. 80-176-XA Item 28

SUBJECT: Petition for Special Exception for offices and Variance for side and front yard setbacks Southeast side of Church Lane, 265 feet Southwest of Reisterstown Road. Petitioner- Sidney S. Sherr, et al

Date: February 14, 1980

Petition for Special Exception for offices and Variance for side and front yard setbacks Southeast side of Church Lane, 265 feet Southwest of Reisterstown Road. Petitioner- Sidney S. Sherr, et al

Third District

HEARING: Thursday, March 6, 1980 (9:45 A.M.)

Office use would be appropriate here. If granted, it is requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

JDS: JGH:ab

John D. Seyffert, Director  
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 25th day of July, 1979.

Filing Fee \$ 50 Received: ☒ Check ☐ Cash ☐ Other

Petitioner: Sidney S. Sherr  
Submitted by: Carl A. Durkee  
Petitioner's Attorney: Reviewed by: Giff

William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

| FUNCTION   | Well Map |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|--|----------|----|----------|----|-----------|----|---------|----|-----------|----|
|  | date     | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map    |          |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                   |          |    |          |    |           |    |         |    |           |    |
| Denied   |          |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                       |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: Giff                                  |          |    |          |    |           |    |         |    |           |    |
| Previous case: No. 80-176-XA                       |          |    |          |    |           |    |         |    |           |    |
| Revised Plans:<br>Change in outline or description |          |    |          |    |           |    |         |    |           |    |
| Map #  |          |    |          |    |           |    |         |    |           |    |

80-176-XA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: Feb. 18, 1980

Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCES

Petitioner: SIDNEY S. SHERR ET AL

Location of property: SE/S OF CHURCH LA., 265' SW REISTERSTOWN ROAD

Location of Signs: FRONT #3 CHURCH LANE

Remarks: Thomas P. Roland  
Posted by: Signature Date of return: Feb. 23, 1980

2-SIGNS

No. 85619

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: February 6, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

FROM: Carl A. Durkee, Esquire  
FOR: Filing Fee for Case No. 80-176-XA

500.00

301 52115 11

VALIDATION OR SIGNATURE OF CARRIER

No. 86313

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: March 14, 1980 ACCOUNT: 01-662

AMOUNT: \$65.19

FROM: Sidney S. Sherr  
FOR: Advertising and Posting for Case No. 80-176-XA

301 52115 5

65.19

VALIDATION OR SIGNATURE OF CARRIER



**PETITION FOR SPECIAL  
EXCEPTION AND VARIANCES  
3rd DISTRICT**

**ZONING:** Petition for Special Exception and Variance for side and front yard setbacks.  
**LOCATION:** Southeast side of Church Lane, 265 feet Southeast of Reisterstown Road.  
**DATE & TIME:** Thursday, March 8, 1980 at 9:45 A.M.

**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices and Variance to permit side yard setbacks of 18 feet and 21 feet in lieu of the required 25 feet and front yard setback of 30 feet in lieu of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.2B (VB2) - side and front yard setbacks.

All that parcel of land in the Third District of Baltimore County

beginning for the same at a point on the southerly side of Church Lane, said point being southwesterly and distant 265 feet more or less along said southerly side from the center line of Reisterstown Road, running thence leaving said road the three following courses viz: (1) South 33° 10' 10" East 210.00 feet;

(2) South 56° 49' 50" West 78.56 feet and (3) North 23° 10' 10" West 225.1 feet to the southerly side of said Church Lane thence binding thereon

(4) North 67° 43' 30" East 80.00 feet to the place of beginning.

Containing 0.392 acres of land, more or less.

Being known and designated as lot numbers 10 and 11 as shown on a plat entitled "Lands of D. W. Dwyer" recorded among the Plat Records of Baltimore County, Maryland in Plat Book J.W.S. 2 folio 94.

Being the property of Sidney S. Sherr, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 8, 1980 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of

WILLIAM E. HAMMOND,

Zoning Commissioner

of Baltimore County

Feb. 14.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 14, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive~~ of one time ~~successive weeks~~ before the 6th day of March, 1980, the first publication appearing on the 14th day of February, 1980.

THE JEFFERSONIAN,

*L. Frank Smith*  
Manager.

Cost of Advertisement, \$-----

**PETITION FOR SPECIAL EX-  
CEPTION  
AND VARIANCES  
3rd DISTRICT**

**ZONING:** Petition for Special Exception for offices and Variance for side and front yard setbacks.

**LOCATION:** Southeast side of Church Lane, 265 feet Southeast of Reisterstown Road.

**DATE & TIME:** Thursday, March 8, 1980 at 9:45 A.M.

**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices and Variance to permit side yard setbacks of 18 feet and 21 feet in lieu of the required 25 feet and front yard setback of 30 feet in lieu of the required 30 feet.

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All that parcel of land in the Third District of Baltimore County

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Being the property of Sidney S. Sherr, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 8, 1980 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of

WILLIAM E. HAMMOND,

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Feb. 14.

Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

*Feb. 14*

19 *80*

THIS IS TO CERTIFY, that the annexed advertisement of

*Petition for Special  
Exception and Variances*

was inserted in the following:

- ☒ Catonsville Times
- ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 6th day of February, 1980, that is to say, the same was inserted in the issues of

*2/14/80*

COLUMBIA PUBLISHING CORP.

By *Theraine By Her*

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

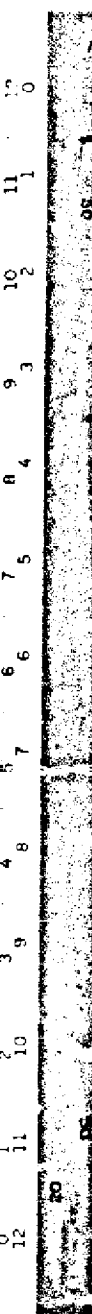
CERTIFICATE OF PUBLICATION OF







9-18 SE



4





**SITE TABULATION**

P-SE TOTAL AREA OF TRACT..... 0.39 ACRES

P-NE EXISTING ZONING ..... DR-16

EXISTING USE..... RESIDENTIAL

PROPOSED USE..... OFFICES

EX. 8" SEWER IN CHURCH LANE - DWG 26607-A-10

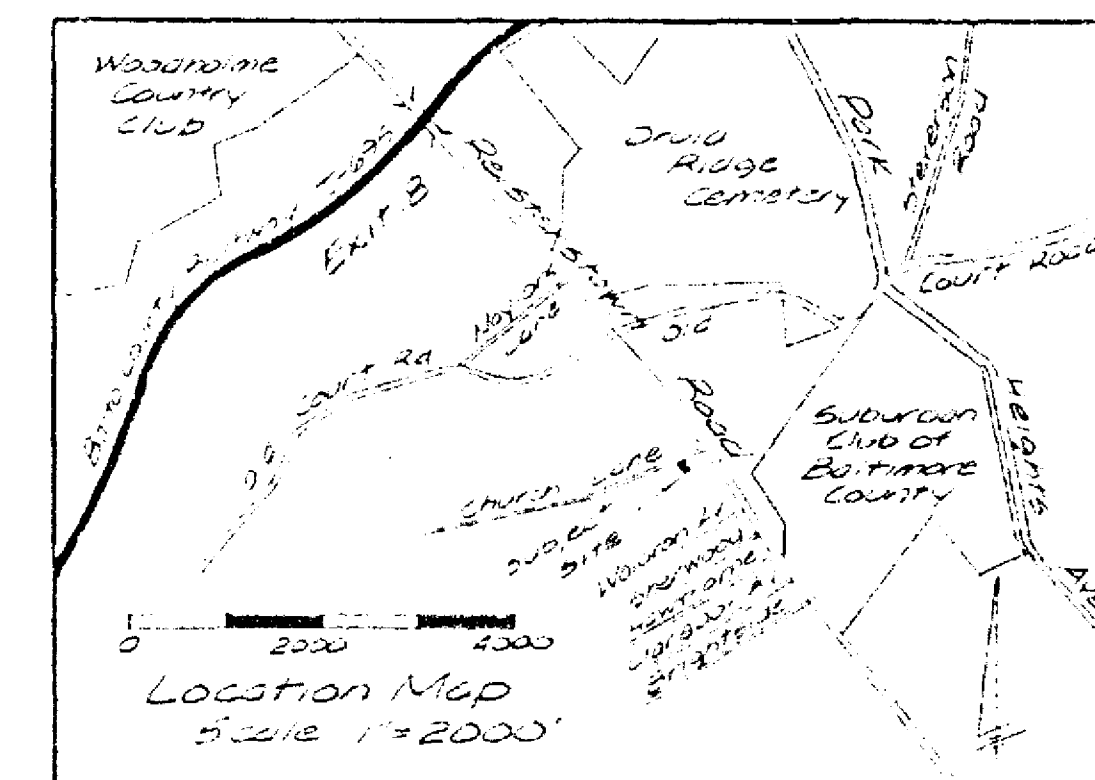
EX. 8" WATER IN CHURCH LANE - DWG 26308-A-4b

# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

|  |         |                     |            |       |   |
|--|---------|---------------------|------------|-------|---|
| REVISIONS                                      |         | SCALE               | LOCATION   | SHEET |   |
| BY   | DATE    | 1" = 200'           | PIKESVILLE | N.V.  |   |
| Topographic                                    | 4-11-70 |                     |            |       |   |
| BY   | DATE    | DATE OF PHOTOGRAPHY |            |       |   |
| Mdgs. Inc.                                     |         | APRIL 1953          |            |       |   |
| Topography Compiled By Photogrammetric Methods |         |                     |            |       | 8 |
| AERO SERVICE CORPORATION - PHILADELPHIA, PA.   |         |                     |            |       |   |

1953 Topo 1970 Topo





Parking Tabulation  
N27 Church Lane

Terrace floor 5600 sq. ft. - 500 = 112 spaces  
 First floor 5600 sq. ft. - 300 = 187 spaces  
 Second floor 5600 sq. ft. - 500 = 112 spaces  
 Total Parking Required = 412 spaces  
 Total Parking Provided = 412 spaces

Parking Spaces 8' x 18' and 9' x 27' typical  
 2 Handicapped Spaces Proposed  
 12' x 18'

Parking Tabulation  
N23 Church Lane

First floor (including enclosing front porch and addition in rear)  
 1607 sq. ft. - 300 = 6 spaces  
 Second floor (including addition in rear)  
 1359 sq. ft. - 500 = 5 spaces  
 Total Parking Required = 11 spaces  
 Total Parking Proposed = 24 spaces\*

\* See general note 7

Parking Spaces 8' x 18' typical  
 1 Handicapped Space Prop.  
 12' x 18'

### General Notes

1. Area of tract = 0.392 Acres ±
2. Present Zoning - DR-16 and BM (as shown hereon)
3. Present Use - Residential
4. Proposed Use - Offices with proposed 2 story addition (shaded) and porch enclosure as shown hereon.
5. Utilities - Water and sewer service exists in Church Lane
6. Existing - Prop. Bituminous paving with sufficient crusher run base bordered by shading shown hereon. Curbs shall be concrete or bituminous.
7. Parking shown hereon and vehicular circulation to be combined with ex. parking and driving pattern at N27 Church Lane.
8. Reference is directed to IDCA case NS 78-78X for N23 Church Lane, see also case NS 83-142 where special exception for offices was granted on N27 Church Lane.
9. Screening where shown and located at center of driveway, minimum height = 12 ft.
10. Landscaping exists. Rooted trees in front of existing building to remain.
11. Lighting shall be erected as not to reflect rays into adjacent areas.
12. Boundary shown hereon is as shown on plot book J.W.S. 2-94.

Reference: PROPERTY SHOWN HEREON IS AS KNOWN AND BEING NOTED AS LOT NO. 10 and 11 (as shown on plot book J.W.S. 2-94) as shown on plot entitled "Lands of D.W. Dwyer" recorded among the plat records of Baltimore Co. in plot book J.W.S. 2-94.

Map and Boundaries shown hereon are for zoning purposes only and do not represent a boundary survey.

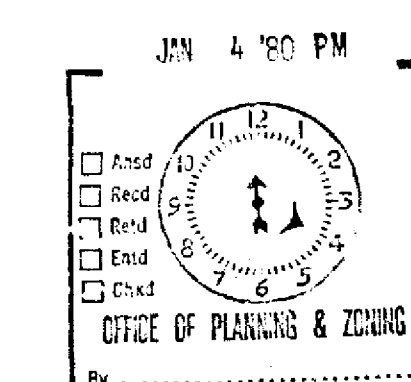
REVISED PLANS

## Plot To Accompany Zoning Petition for Special Exception for Offices in an Existing DR-16 Zone

With Variance Requests to Side Yards and Front Yard  
 N23 Church Lane

Pikesville  
 Balto. Co., MD. Elect. Dist. No. 3  
 Scale: 1" = 20' June 6, 1979

Revised January 3, 1980



GEORGE WILLIAM STEPHENS, JR.  
 AND ASSOCIATES, INC.  
 ENGINEERS & LAND SURVEYORS  
 303 ALLEGHENY AVE.  
 TOWSON, MARYLAND 21204



Reasons for revisions:  
 ① Prop. 21' W and setback of enclosed porch.



PN 03943

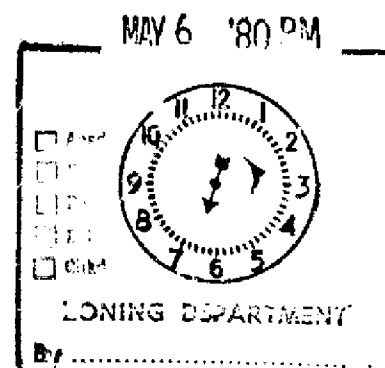


CARL A. DURKEE  
WILLIAM A. HAHN, JR.  
CLARENCE M. THOMAS, P.A.

DURKEE, THOMAS & HAHN  
ATTORNEYS AT LAW  
PIKESVILLE PROFESSIONAL BUILDING  
7 CHURCH LANE  
BALTIMORE, MARYLAND 21208  
391 484-0900

HILLARD P. ALBERT  
1932-1973

May 5, 1980



Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
Baltimore County Office of  
Planning and Zoning  
Towson, Maryland 21204

Re: Special Exception for  
Offices No. 80-176-XA  
(Item No. 28)  
SE/S Church Lane, 265' SW  
of Reisterstown Road  
3rd Election District

Dear Mrs. Jung:

Paragraph 3 of your Order dated March 19, 1980, requires, "Submission of a long term agreement with the owners of 7 Church Lane for vehicular circulation and exit onto Church Lane to be made a part of this file."

The Pikesville Professional Building has a twenty (20) year lease for a small parking area between No. 7 and No. 3. Five years remain on that lease. The Landlord, who is elderly, has agreed to extend the lease when it expires, but will not do so now. I have attached a copy of that lease.

The Pikesville Professional Building agrees to permit the circulation and exit for the remainder of the lease.

We will extend it for a reasonable time (at least five (5) additional years) if we do obtain a new lease from the owner of the parking area, and if there is no significant change in the zoning and the use of No. 3.)

I understand, from our conversation this week, that this letter will suffice as compliance with paragraph 3 of your order and its requirements.

Mrs. Jean M. H. Jung

page two

If not, please let me know what additional material you will need.

Very truly yours,

Carl A. Durkee/HAN

CARL A. DURKEE

CAD/kah

encls. Copy of lease agreement

THIS LEASE, made this 10th day of July, 1965, by and between CATHERINE J. SALTER, widow (life-tenant), and KATHLEEN B. SALTER, Unmarried (remainderman), hereinafter called "LANDLORDS", of the first part, and PIKESVILLE PROFESSIONAL BUILDING, INC., a body corporate of the State of Maryland, hereinafter called "TENANT".

WITNESSETH: That in consideration of the payment of the sum hereby reserved, the said Landlords hereby demise and lease unto the said Tenant all that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland, and being described as follows:

BEING the rear or Southernmost 68 feet 6 inches of Lot No. 12, as shown on the plan or subdivision of the "Lands of Daniel U. Dwyer", in the village of Pikesville, recorded in Plat Book J.U.S. No. 2, Folio 94, etc., of the Land Records of Baltimore County. Said lot having an even width of 40 feet, as shown on the aforesaid plat, together with the right to the use in common with others of a 17 foot alley along the rear or Southernmost boundary of the parcel of land hereby leased.

BEING part of the lot of ground which by Deed dated April 1st, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1736, Folio 487, was granted and conveyed by Richard U. McCueker, Unmarried, unto James C. Salter and Catherine J. Salter, his wife, for and during the term of their natural lives, and the survivor of them, with full power to in any manner dispose of said life estate and remainder, and from and immediately thereafter the death of the survivor to Kathleen B. Salter, her heirs and assigns, in fee simple; the said James C. Salter having since departed this life, and the said Catherine J. Salter, widow, being the surviving life tenant;

for a term of twenty (20) years, beginning on the 15th day of July, 1965, and ending on the 14th day of July, 1985, at the yearly rental of Two Hundred (\$200.00) Dollars, payable in equal semi-annual installments of One Hundred (\$100.00) Dollars, in advance, on the 15th days of January and July, of each and every year during said term.

AND THE TENANT HEREBY COVENANTS AND AGREES WITH THE LANDLORDS AS FOLLOWS:

1. That the Tenant will pay the rent as aforesaid when due; and keep the premises demised hereunder in good order and surrender the peaceful and quiet possession of the same at the end of the said term (or any renewal term thereof) in as good condition as when received (the natural wear and decay of the property and unavoidable accidents excepted); and, further, that they will not do, suffer, or permit anything to be done in or about the premises which will contravene the policy of insurance against loss by fire, nor make it difficult to obtain insurance through reliable companies.

2. That the Tenant shall, at all times, during the operation of this Lease, or any renewal thereof, adhere to and comply with all laws, ordinances and regulations of the Federal, State, and Municipal Governments, and all public authorities, and the Tenant will not, at any time, use nor permit the use of the premises hereby demised or any part thereof, in violation of any of the laws or ordinances of the United States, the State of Maryland, or Baltimore County.

3. That the Tenant shall insure and keep insured the Landlords against any and all claims, suits, demands and actions to the extent of \$100,000.00/\$300,000.00 coverage for personal injuries and \$10,000.00 for property damages, which public liability insurance is to be obtained immediately by the Tenant at its own expense and a proper certificate thereof is to be delivered to the Landlords as soon as is reasonably possible.

4. That the Tenant shall pay all taxes assessed against said property pertaining to their use and occupancy.

AND THE LANDLORDS HEREBY COVENANT AND AGREE WITH THE TENANT AS FOLLOWS:

1. That the Landlords hereby warrant that they are the sole owners of the demised premises in fee simple, that there are no claims, liens or encumbrances against the aforesaid premises which will interfere with the Tenant's continuous peaceful and quiet possession of the same.

-2-

session of the same; and that they will save harmless the Tenant from any interference with its tenancy during the term hereof or any renewal term hereunder.

AND IT IS FURTHER AGREED BETWEEN THE LANDLORDS AND TENANT AS FOLLOWS:

1. That if the rent shall be thirty (30) days in arrears, the Landlords shall have the right to distrain for the same and to re-enter and take possession; and if the Tenant shall violate any of the within covenants and/or agreements on their part herein made, and shall fail to rectify the violation within five (5) days, after receipt of written notice, by registered mail, advising them of such violation, the Landlords shall have the right, without further notice, to re-enter and take possession (the right to re-enter or the exercise thereof shall not in any manner deprive the said Landlords of any right, remedy or relief they would be entitled to if such right of re-entry were not given or exercised, nor shall the exercise of said re-entry release the Tenant of any liability to the Landlords under the provisions of this lease).

2. That in the event of any sale of the Tenant's property under execution or other legal proceedings, or in the event a receiver or trustee shall be appointed for the Tenant, or if the Tenant shall be adjudicated as bankrupt, or make an assignment for the benefit of his creditors, then the Landlords, at their option, may cancel and annul this Lease and shall be entitled to re-possess the premises by force or otherwise and hold the same as if this Lease had never been made.

3. That the Tenant shall, at all times during the original term of this Lease (or any renewal thereof) be liable to the Landlords if default shall at any time be made by the Tenant in the payment of rent or in the performance of the covenants in the within Lease, and the liability of the Tenant shall in no way be affected or diminished by reason of any extension of time or forbearance given to the Tenant for the performance of the obligations of the Lease.

4. That the terms, covenants and conditions of this

-3-

Lease shall bind the parties hereto, and shall bind and inure to the heirs, personal representatives and assigns of the parties respectively.

5. The property hereby demised is leased exclusively for business commercial and mercantile purposes within the meaning of Section 108, Article 21, of the Annotated Code of Public General Laws of Maryland.

IN TESTIMONY WHEREOF, the parties hereto have hereunto subscribed their names and affixed their seals all as of the day and year first above written.

TEST:

Catherine J. Salter (SEAL)  
KATHLEEN B. SALTER, Unmarried  
LANDLORDS

PIKESVILLE PROFESSIONAL BUILDING, INC.  
WILLIAM D. WELLS - PRESIDENT (SEAL)  
TENANT

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this day of July, 1965, before me, the subscriber, a Notary Public, of the State of Maryland, in and for Baltimore County aforesaid, personally appeared CATHERINE J. SALTER, widow, and KATHLEEN B. SALTER, Unmarried, the within named parties of the first part, and severally acknowledged the foregoing

-4-

Lease to be their respective act.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this day of July, 1965, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared WILLIAM D. WELLS, the President of Pikesville Professional Building, Inc., the within named party of the second part, and he acknowledged the foregoing Lease to be its corporate act.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

-5-



# 80-176-44 28 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Sidney S. Sherr, H. Wendall Gardner and Carl Durkee  
I, or we, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.22 (VB2)

To permit sideyard setbacks of 18' and 21' in lieu of the required 25'

and to permit a front yard setback of 20' in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This property is nearly useless unless we can obtain a special exception for offices and to do this, we need the setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE 3/1/80  
ORDER RECEIVED FOR FILING

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

H. Wendall Gardner, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Legal Owners

Sidney S. Sherr, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of March, 1980, at 9:45 o'clock A.M.

3/1/80  
9:45 A.M.

# 80-176-44 28 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sidney S. Sherr, H. Wendall Gardner and Carl Durkee, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from \_\_\_\_\_ to \_\_\_\_\_, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for \_\_\_\_\_ offices \_\_\_\_\_

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE 3/1/80  
ORDER RECEIVED FOR FILING

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

H. Wendall Gardner, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Legal Owners

Sidney S. Sherr, Esquire  
7 Church Lane  
Pikesville, Maryland 21208  
Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of March, 1980, at 9:45 o'clock A.M.

3/1/80  
9:45 A.M.

# IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Carl A. Durkee, legal owner(s) of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances on 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION \_\_\_\_\_ IN A \_\_\_\_\_ ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR \_\_\_\_\_

Exception \_\_\_\_\_ in a \_\_\_\_\_ zone to use the herein described property for \_\_\_\_\_

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.4 AC. ± C'D REF. E.A.L. & J.E. 5863-707  
GRADING \_\_\_\_\_ % OF OVERALL SITE WILL REQUIRE GRADING.  
BUILDING SIZE \_\_\_\_\_  
Existing GROUND FLOOR 35' x 30' AREA 1,050 S.F. Exp. 2nd Floor Area= 810 S.F.  
Proposed Addition Ground Floor 16' x 24' Prop. Area 384 S.F. Exp. 2nd Floor Add. Area= 384 S.F.  
NUMBER OF FLOORS 2 TOTAL HEIGHT 20' ± Total Floor Area = 2,628 S.F.  
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.25

EX. BUILDING USE  
GROUND FLOOR Residential (Apts) OTHER FLOORS Residential (Apts)  
Proposed Use - Offices 2 Stories

REQUIRED NUMBER OF PARKING SPACES  
GROUND FLOOR 5 OTHER FLOORS 4 TOTAL 9

PAVING  
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 5,000 S.F. ±  
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 560)

UTILITIES  
W. TR. ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM \_\_\_\_\_

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM \_\_\_\_\_

UTILITIES SECURITY APPROVAL \_\_\_\_\_

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER  
Carl A. Durkee  
ADDRESS 7 Church Lane  
Pikesville, MD. 21208  
484-0300

LEGAL OWNER  
Carl A. Durkee Esq. & Al  
ADDRESS 7 Church Lane  
Pikesville, MD. 21208  
484-0300

THE PLANNING BOARD HAS DETERMINED ON \_\_\_\_\_ THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE, 1948.

DATE \_\_\_\_\_ CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-12-77

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES  
SE/S of Church Lane, 2651  
SW of Reisterstown Rd., 3rd District : OF BALTIMORE COUNTY

SIDNEY S. SHERR, et al, Petitioners : Case No. 80-176-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman, Esquire  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

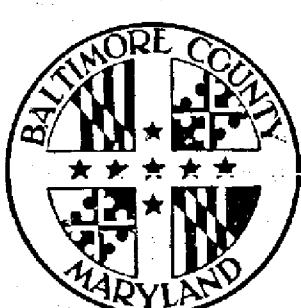
I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing Order was mailed to Carl A. Durkee, Esquire, 7 Church Lane, Baltimore, Maryland 21208, Attorney for Petitioners.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Carl A. Durkee, Esquire  
7 Church Lane  
Baltimore, Maryland 21208

cc: George William Stephens, Jr.  
303 Allegheny Ave.  
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th day of January, 1980.

Petitioner Sidney S. Sherr, et al

Petitioner's Attorney

WILLIAM E. HAMMOND  
Zoning Commissioner

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

cc: George Wm. Stephens, Jr. & Assoc.  
303 Allegheny Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

WILLIAM E. HAMMOND  
Zoning Commissioner

Owner(s) Name: Sidney S. Sherr, et al

Reviewed by: Nicholas B. Commodari

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

December 27, 1979

Nicholas B. Commodari  
Chairman

Carl A. Durkee, Esquire  
7 Church Lane  
Pikesville, Maryland 21208

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 28  
Petitioner - Sidney S. Sherr, et al  
Special Exception and Variance  
Petition

Dear Mr. Durkee:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, zoned Density, Residential (D. R. 16) and improved with a single family dwelling, proposed to be converted to offices, is located on the south side of Church Lane, west of Reisterstown Road, in the 3rd Election District. Surrounding properties to the north, south, and east are zoned commercial and improved with commercial uses, while properties to the west are improved with a dwelling and office building. This area has been the subject of similar requests for office buildings in the past. The most recent was Case No. 80-29-X for the property known as #10 Church Lane.

As indicated in our previous telephone conversations, final approval of the site plan will be based on overall traffic circulation between this property and #7 Church Lane. In addition, revised plans reflecting the proposed right-of-way of said road and the resultant setback of the enclosed porch from this right-of-way must be submitted, and the Variance forms altered accordingly.

Item No. 28 - Sidney S. Sherr, et al  
Page Two  
December 27, 1979

Particular attention should be afforded to the comments from the Department of Permits and Licenses and, you may contact Mr. Ted Burnham at 494-3987 for further explanation.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,  
Nicholas B. Commodari  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

cc: George William Stephens, Jr.  
and Associates, Inc.  
303 Allegheny Avenue  
Towson, Maryland 21204

JUL 22 1980



ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1980, that the herein Petition for the Variance(s) to permit side yard setbacks of 18 feet and 21 feet in lieu of the required 25 feet and a front yard setback of 20 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the Special Exception Order.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for offices should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of March, 1980, that the herein Petition for Special Exception for offices, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised January 3, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Exterior improvements and any additions to the existing improvement shall be compatible with the residential character of the building.
2. The roof line of the proposed two-story addition shall not exceed in height the existing roof line of the existing improvement and shall be compatible therewith.
3. Submission of a long-term agreement with the owners of 7 Church Lane for vehicular circulation and exit onto Church Lane to be made a part of this file.
4. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.
5. That said Special Exception be utilized within 5 years or become null and void.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

THORNTON M. MOURING  
DIRECTOR

October 25, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #28 (1979-1980)  
Property Owner: Sidney S. Sherr, et al  
S/ES Church Lane 265' S/W Reisterstown Rd.  
Existing Zoning: DR 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26X, 78-78X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.  
Acres: 0.392 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Projects IDCA 78-26X and IDCA 78-78X.

Highways:

Church Lane, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #28 (1979-1980)  
Property Owner: Sidney S. Sherr, et al  
Page 2  
October 25, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Church Lane, which serve the present residence on this property.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981.

Very truly yours,

*Ellsworth N. Diver, P.E.*  
Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:SS

CC: J. Trenner, J. Somers

P-SE Key Sheet  
29 NW 21 Pos. Sheet  
NW 8 P Topo  
78 Tax Map



October 10, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #28, Zoning Advisory Committee Meeting, August 21, 1979, are as follows:

Property Owner: Sidney S. Sherr, et al  
Location: SE/S Church La. 265' SW Reisterstown Road  
Existing Zoning: D.R.16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.  
Acres: 0.392  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

September 24, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 28 - ZAC - Meeting of August 21, 1979  
Property Owner: Sidney S. Sherr, et al  
Location: SE/S Church La. 265' SW Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.

Acres: 0.392  
District: 3rd

Dear Mr. Hammond:

The existing D.R. 16 zoning can be existed to generate approximately 50 trips per day and the proposed offices can be expected to generate 200 trips per day.

Church Lane was not designed for offices and the continued development of offices along it can be expected to cause problems.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineering Associate II

MSF/mjm



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #28, Zoning Advisory Committee meeting of August 21, 1979, are as follows:

Property Owner: Sidney S. Sherr, et al  
Location: SE/S Church La. 265' SW Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.  
Acres: 0.392  
District: 3rd

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JEP/rth



Paul H. Reincke  
CHIEF

August 28, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Sidney S. Sherr, et al

Location: SE/S Church La. 265' SW Reisterstown Rd.

Item No. 28 Zoning Agenda: Meeting of 8/21/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hagan* Noted and approved: \_\_\_\_\_  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

JUL 22 1980



baltimore county  
department of permits and licenses  
TOWSON, MARYLAND 21204  
3011 494-3610  
Ted Zaleski, Jr.  
DIRECTOR

September 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 28 Zoning Advisory Committee Meeting, August 21, 1979 are as follows:

Property Owner: Sidney S. Sherr, et al  
Location: SES Church Lane - 265' SW Reisterstown Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 78-26-X, 78-78-X) and Variance to permit side setbacks of 18' and 21' in lieu of the required 25'.

Acres: 0.392  
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin. Change of occupancy and other miscellaneous

X C. Additional Permits shall be required.

X D. Building shall be upgraded to new use and Handicapped Code - Section 105.2 including exits

X E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 17, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: August 21, 1979

RE: Item No: 28, 42, 43, 44, 45, 46, 47, 48  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,  
W. Nick Petrovich,  
Field Representative

WNP/dp

JOSEPH N. MCGOWAN, PRESIDENT  
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. BOTSARIU

THOMAS H. BOYER  
MRS. LORRAINE F. CHURCH  
ROGER B. HAYDEN

ALVIN LORECK  
MRS. HILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.H.

ROBERT Y. DUDEL, SUPERINTENDENT

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

March 19, 1980

Mr. Carl A. Durkee  
7 Church Lane  
Pikesville, Maryland 21208

RE: Petition for Special Exception and Variances  
SE/S Church Lane, 265' SW of Reisterstown Rd. - 3rd Election District  
Sidney S. Sherr, et al - Petitioners  
No. 80-176-XA (Item No. 28)

Dear Mr. Durkee:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

June 7, 1979

Description to Accompany Zoning Petition For Special Exception for Offices in an Existing DR-16 Zone with variance request to sideyards  
#3 Church Lane

Beginning for the same at a point on the southerly side of Church Lane, said point being southwesterly and distant 265 feet more or less along said southerly side from the center line of Reisterstown Road, running thence leaving said road the three following courses viz: (1) South 33° 10' 10" East 210.0 feet, (2) South 56° 49' 50" West 78.56 feet and (3) North 33° 10' 10" West 225.1 feet to the southerly side of said Church Lane thence binding thereon (4) North 67° 43' 30" East 80.00 feet to the place of beginning.

Containing 0.392 acres of land more or less.

Being known and designated as lot numbers 10 and 11 as shown on a plat entitled "Lands of D.W. Dwyer" recorded among the Plat Records of Baltimore County, Maryland in Plat Book J.W.S. 2 folio 94.

This description is prepared for zoning purposes only.

STATE OF MARYLAND  
JUL 22 1980  
BALTIMORE COUNTY  
CLERK OF THE COURT

Re: 80-176-XA  
80-176-XA  
79-244

San No. 28

PIKESVILLE  
COMMUNITY  
GROWTH  
CORP.

November 14, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Room 106, County Office Building  
Towson, Maryland 21204

Re: Sidney S. Scherr, et al  
3 Church Lane

Dear Mr. Hammond:

The Pikesville Community Growth Corporation has reviewed the above special exception petition to convert a dwelling at 3 Church Lane to an office, to build an addition on the rear of the structure, and to vary the side yard requirements.

The Pikesville Revitalization Growth Plan, adopted by the Planning Board on May 17, 1979, recommends that this area be developed for retail commercial and office use, and that the area be rezoned from D.R. 16 to B.L. to accommodate and encourage this redevelopment.

The Pikesville Community Growth Corporation is in favor of this proposal, and we hope you will rule in favor of the petitioner.

Sincerely,  
Eugene N. Gogel,  
President

ENG:dme

cc: James G. Hoswell, Community Planning Division, Office of Planning and Zoning  
Sidney S. Scherr, 3 Church Lane, Pikesville, Maryland 21208

1413 Reisterstown Road • Pikesville, Maryland 21208 • (301) 484-3640 2/3/0

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning

FROM: \_\_\_\_\_

SUBJECT: Petition No. 80-176-XA Item 28

Date: February 14, 1980

Petition for Special Exception for offices and Variance for side and front yard setbacks Southeast side of Church Lane, 265 feet Southwest of Reisterstown Road.  
Petitioner- Sidney S. Sherr, et al

Third District

HEARING: Thursday, March 6, 1980 (9:45 A.M.)

Office use would be appropriate here. If granted, it is requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

JDS: JGH:ab

John D. Seyffert, Director  
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 25<sup>th</sup> day of July, 1979.

Filing Fee \$ 50 Received: ☒ Check  
☐ Cash  
☐ Other

Petitioner: Sidney S. Sherr  
Submitted by: Carl A. Durkee  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: Giff

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

| FUNCTION  | Well Map   |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|---|--|----|----------|----|-----------|----|---------|----|-----------|----|
|   | date   | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |  |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |  |    |          |    |           |    |         |    |           |    |
| Denied  |  |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |  |    |          |    |           |    |         |    |           |    |
| Reviewed by: _____                              | Revised Plans:<br>Change in outline or description _____ Yes<br>_____ No |    |          |    |           |    |         |    |           |    |
| Previous case: _____                            | Map # _____  |    |          |    |           |    |         |    |           |    |

80-176-XA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: Feb. 18, 1980

Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCES

Petitioner: SIDNEY S. SHERR ET AL

Location of property: SE/S OF CHURCH LA., 265' SW REISTERSTOWN ROAD

Location of Signs: FRONT #3 CHURCH LANE

Remarks: \_\_\_\_\_

Posted by: Thomas P. Roland Signature Date of return: Feb. 23, 1980

2-SIGNS

No. 85619

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: February 6, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Carl A. Durkee, Esquire  
FOR: Filing Fee for Case No. 80-176-XA

500.00

301 5215 11

VALIDATION OR SIGNATURE OF CARRIER

No. 86313

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: March 14, 1980 ACCOUNT: 01-662

AMOUNT: \$65.19

RECEIVED FROM: Sidney S. Sherr  
FOR: Advertising and Posting for Case No. 80-176-XA

65.19

301 5215 5

VALIDATION OR SIGNATURE OF CARRIER

JUL 22 1980



**PETITION FOR SPECIAL  
EXCEPTION AND VARIANCES  
3rd DISTRICT**

**ZONING:** Petition for Special Exception and Variance for side and front yard setbacks.  
**LOCATION:** Southeast side of Church Lane, 265 feet Southeast of Reisterstown Road.  
**DATE & TIME:** Thursday, March 8, 1980 at 9:45 A.M.

**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices and Variance to permit side yard setbacks of 18 feet and 21 feet in lieu of the required 25 feet and front yard setback of 30 feet in lieu of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.2B (VB2) - side and front yard setbacks.

All that parcel of land in the Third District of Baltimore County

beginning for the same at a point on the southerly side of Church Lane, said point being southwesterly and distant 265 feet more or less along said southerly side from the center line of Reisterstown Road, running thence leaving said road the three following courses viz: (1) South 33° 10' 10" East 210.00 feet;

(2) South 56° 49' 50" West 78.56 feet and (3) North 23° 10' 10" West 225.1 feet to the southerly side of said Church Lane thence binding thereon

(4) North 67° 43' 30" East 80.00 feet to the place of beginning.

Containing 0.392 acres of land, more or less.

Being known and designated as lot numbers 10 and 11 as shown on a plat entitled "Lands of D. W. Dwyer" recorded among the Plat Records of Baltimore County, Maryland in Plat Book J.W.S. 2 folio 94.

Being the property of Sidney S. Sherr, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 8, 1980 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of

WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County

Feb. 14.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 14, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive~~ of one time ~~successive weeks~~ before the 6th day of March, 1980, the first publication appearing on the 14th day of February, 1980.

THE JEFFERSONIAN,

*L. Frank Smith*  
Manager.

Cost of Advertisement, \$-----

**PETITION FOR SPECIAL EXCEP-  
TION  
AND VARIANCES  
3rd DISTRICT**

**ZONING:** Petition for Special Exception for offices and Variance for side and front yard setbacks.

**LOCATION:** Southeast side of Church Lane, 265 feet Southeast of Reisterstown Road.

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By Order of

WILLIAM E. HAMMOND,  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Feb. 14.

Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

*Feb. 14*

19 *80*

THIS IS TO CERTIFY, that the annexed advertisement of

*Petition for Special  
Exception and Variances*

was inserted in the following:

☒ Catonsville Times

☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 6th day of February 1980, that is to say, the same was inserted in the issues of

*2/14/80*

COLUMBIA PUBLISHING CORP.

By *Theraine By Her*

IN THE CIRCUIT COURT

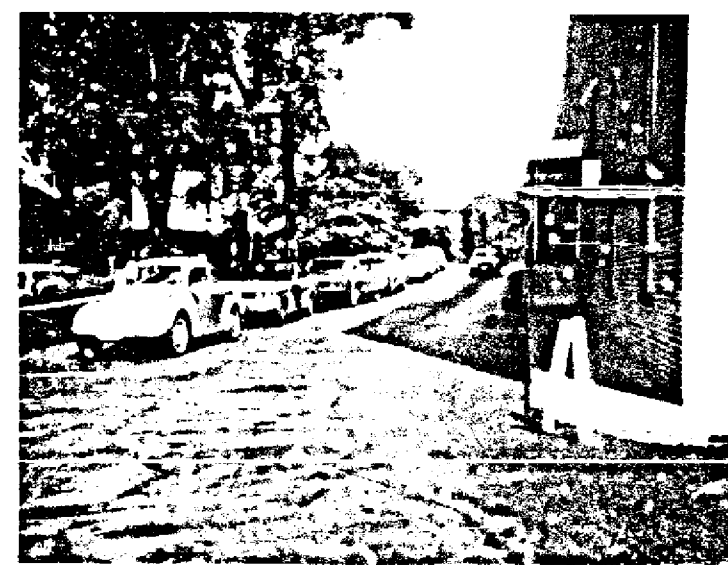
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF







9-18 SE



4



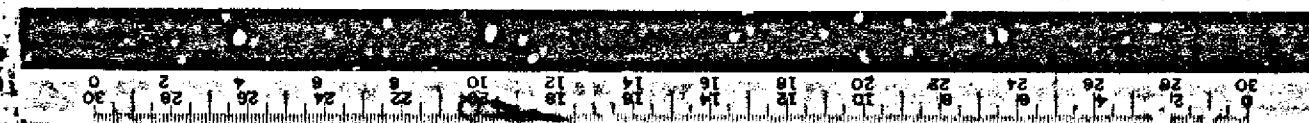


**SITE TABULATION**

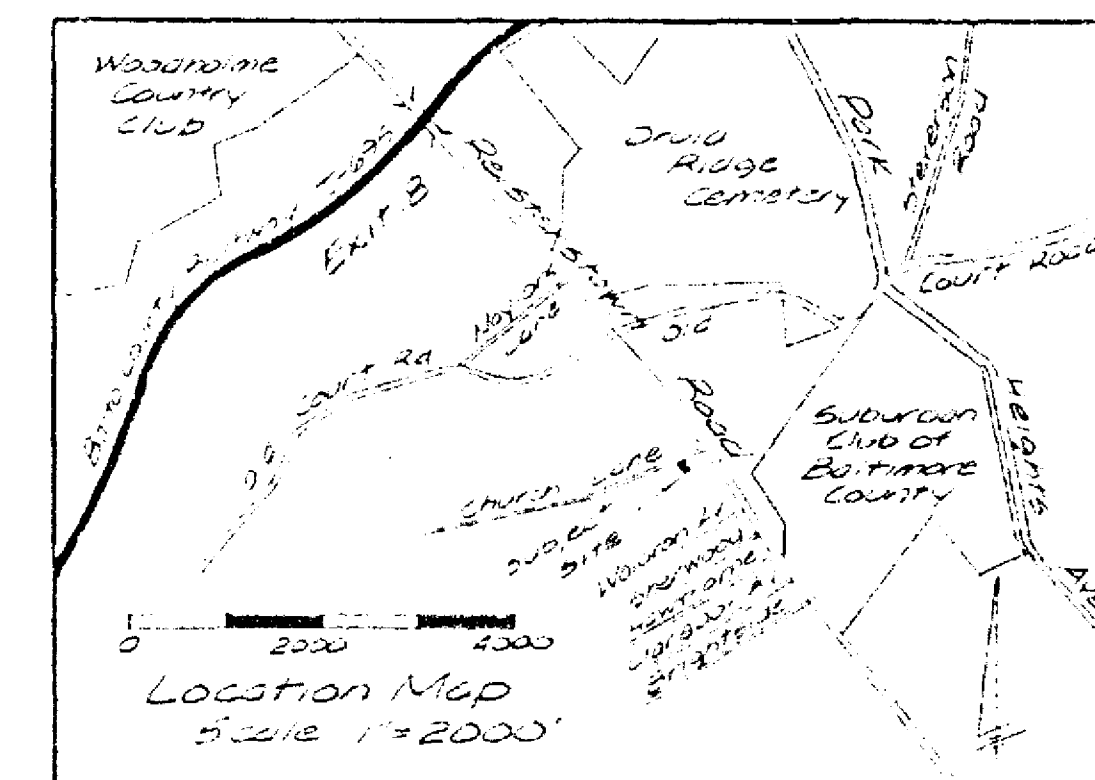
|      |                             |                |
|------|-----------------------------|----------------|
| P-SE | TOTAL AREA OF TRACT         | 0.39 ACRES     |
| P-NE | EXISTING ZONING             | DR-16          |
|      | EXISTING USE                | RESIDENTIAL    |
|      | PROPOSED USE                | OFFICES        |
|      | EX. 8" SEWER IN CHURCH LANE | DWG 26607 A-10 |
|      | EX. 8" WATER IN CHURCH LANE | DWG 26308 A-4b |

# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS  | DATE    | SCALE               | LOCATION  | SHEET |
|--|---------|---------------------|-----------|-------|
| Topographic  | 4-11-70 | 1" = 200'           | PIKEVILLE | N.V.  |
| BY   |         | DATE OF PHOTOGRAPHY |           |       |
| Mdgs. Inc.   |         | APRIL 1953          |           | 8-    |
| Topography Compiled By Photogrammetric Methods<br>AERO SERVICE CORPORATION - PHILADELPHIA, PA. |         |                     |           |       |







Parking Tabulation  
N27 Church Lane

Terrace floor 5000 sq. ft. = 500' x 11.2 spaces  
 First floor 5000 sq. ft. = 500' x 11.2 spaces  
 Second floor 5000 sq. ft. = 500' x 11.2 spaces  
 Total Parking Required = 42 spaces  
 Total Parking Provided = 47 spaces

Parking Spaces 8' x 18' and 9' x 27' typical  
 2 Handicapped Spaces Proposed  
 12' x 18'

Parking Tabulation  
N23 Church Lane

First floor (including enclosing front porch and addition in rear)  
 1607 sq. ft. = 300' x 6 spaces  
 Second floor (including addition in rear)  
 1359 sq. ft. = 500' x 11.2 spaces  
 Total Parking Required = 9 spaces  
 Total Parking Proposed = 24 spaces

\* See general note 7

Parking Spaces 8' x 18' typical  
 1 Handicapped Space Prop.  
 12' x 18'

### General Notes

1. Area of tract = 0.392 Acres
2. Present Zoning - DR-16 and BM (as shown hereon)
3. Present Use - Residential
4. Proposed Use - Offices with proposed 2 story addition (shaded) and porch enclosure as shown hereon.
5. Utilities - Water and sewer service exists in Church Lane
6. Existing - Prop. Bituminous paving with sufficient crusher run base bordered by shading shown hereon. Curbs shall be concrete or bituminous.
7. Parking shown hereon and vehicular circulation to be combined with ex. parking and driving pattern at N27 Church Lane.
8. Reference is directed to IDCA case NS 78-78X for N23 Church Lane, see also case NS 83-102 where special exception for offices was granted on N27 Church Lane.
9. Shading where shown and width of grade or driveway, minimum height = 10 ft.
10. Landscaping exists. Rooted trees in front of existing building to remain.
11. Lighting shall be erected as not to reflect rays into adjacent areas.
12. Boundary shown hereon is as shown on plot book J.W.S. 2-94.

Reference  
 Property shown hereon being known and being noted as lot 10, 11 and 12 (see plot book J.W.S. 2-94) as shown on plot entitled "Lands of D.W. Dwyer" recorded among the plot records of Baltimore Co. in plot book J.W.S. 2-94.

Maps and Boundaries shown hereon are for zoning purposes only and do not represent a boundary survey.

REVISED PLANS

## Plot To Accompany Zoning Petition for Special Exception for Offices in an Existing DR-16 Zone

With Variance Requests to Side Yards and Front Yard  
 N23 Church Lane

Pikesville  
 Balto. Co., MD. Elect. Dist. N23  
 Scale: 1" = 20' June 6, 1979

Revised January 3, 1980

GEORGE WILLIAM STEPHENS, JR.  
 AND ASSOCIATES, INC.  
 ENGINEERS & LAND SURVEYORS  
 303 ALLEGHENY AVE.  
 TOWSON, MARYLAND 21204



Reasons for revisions:  
 1. Prop. 21' W and setback of enclosed porch.

Variance Requested to permit side yards of 18' and 21' rather than the required 25 feet, and front yard of 20' in lieu of the reqd 30'.



PN 03943